



The New Town House  
37 Stockwell Gate  
Mansfield  
Nottinghamshire  
NG18 1LA

**£20,000**  
(per annum exclusive)

**Offers Invited**  
(freehold)

## FULLY REFURBISHED FORMER PUB/NIGHT CLUB

**506.5 m<sup>2</sup> (5,426 ft<sup>2</sup>)**

Approximate Net Internal Area

**TO LET / FOR SALE**

### FEATURES INCLUDE:

MANSFIELD TOWN CENTRE LOCATION / RECENTLY REFURBISHED

#### Location

The premises are located in the pedestrianised area of Stockwell Gate and situated close to the southern entrance of the Four Seasons Shopping Centre.

Mansfield itself is located approximately 20 miles north of Nottingham City Centre and 15 miles to the south-east of Chesterfield Town Centre.

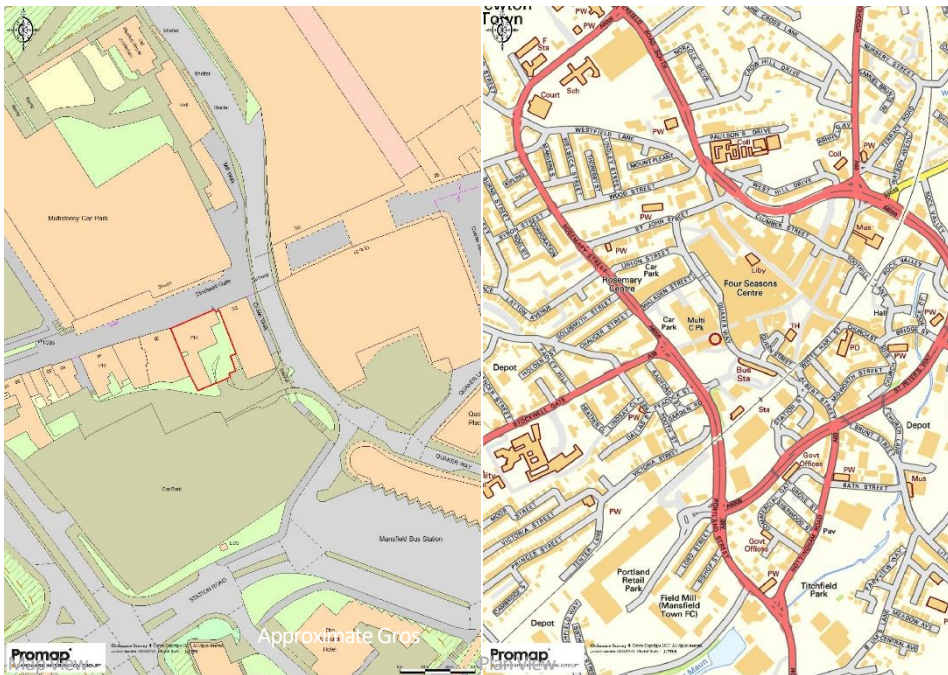
The surrounding occupiers are a mix of retail and leisure operators.

#### Description

The premises are of brickwork construction underneath a pitched tiled roof and comprise of two storeys and a cellar.

Internally, the premises comprise a cellar/store, trading area at ground and first floor level, with the addition of a residential flat providing living accommodation with a lounge, kitchen and bathroom to the first floor.

The premises have been recently refurbished and internally now presents itself as a potential modern and contemporary Bar/ Nightclub.



#### Accommodation

GF	236 m <sup>2</sup> / 2,543 ft <sup>2</sup>
FF	144 m <sup>2</sup> / 1,546 ft <sup>2</sup>
Residential Flat	4.5 m <sup>2</sup> / 49 ft <sup>2</sup>
Cellar and Store	120 m <sup>2</sup> / 1,288 ft <sup>2</sup>
<b>Total</b>	<b>506.5m<sup>2</sup> / 5,426ft<sup>2</sup></b>

#### Planning

The Local Authority is Mansfield District Council.

The premises are not Listed nor are they situated within a Conservation Area.

We understand that the property has A4 Planning Consent for use as a Nightclub.

#### Business Rates

2017 Rateable Value	£32,500
Rates Payable (2017/2018)	£15,145

#### Rent

£20,000 per annum exclusive.

#### Price

Offers Invited.

#### Tenure

The property is available by way of a Full Repairing and Insuring Lease for a term of years to be agreed, or alternatively the Freehold interest is available with Vacant Possession upon completion.

#### VAT

Unless stated, all prices are quoted exclusive of Value Added Tax (VAT).

#### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

#### Energy Efficiency Rating

An EPC Certificate is available upon request from the letting agents.

#### Services

We understand that mains gas, electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

#### Viewing

Strictly by prior appointment through sole agents, Musson Liggins on 0115 941 5241.